

# PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition the Zoning Commission of Baltimore County for a Special Variance from Section 4A02.4.F.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) pursuant to Section 4A02.4.F.1 of B.C.Z.R. relating to transportation standards of intersections for a non-industrial development.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

- That the demand or impact of the development proposed will be less than that assumed by the district standard that would otherwise restrict or prohibit the development; or the standard is not relevant; and
- The granting of the petition will not adversely affect a person whose application was filed prior to the petitioners application in accordance with subsection 4.A02.3.G.2.B. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Beaver Springs Joint Venture
Signature	Signature
Address	Andrew N. Poffel
City and State	(Type or Print Name)
Attorney for Petitioner:	c/o Andrew J. Poffel
John B. Howard, Esquire	5438 York Road - Suite 204 532-2400
(Type or Print Name)	Address Phone No.
Signature	Baltimore, Maryland 21212
210 Allegheny Avenue	City and State
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Towson, Maryland 21204	John B. Howard, Esquire
City and State	Name 210 Allegheny Avenue
Attorney's Telephone No.: 823-4111	Towson, Maryland 21204
	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day

of October, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of December, 1986, at 11:00 o'clock

(over)

## CERTIFICATE OF PUBLICATION

TOWSON, MD., November 20, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 20, 1986

THE JEFFERSONIAN.

Susan Sander Odrick  
Publisher

2750

IN RE: PETITION SPECIAL VARIANCE \*  
W/S of Beaver Dam Road, 151' \*  
S of Cockeysville Road - \*  
8th Election District \*  
Beaver Springs Joint Venture, \*  
Petitioner \*

BEFORE THE \*  
ZONING COMMISSIONER \*  
OF BALTIMORE COUNTY \*  
Case No. 87-229-A

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special variance to permit the construction of a hotel in lieu of an office building which had been approved by the County Review Group (CRG) and for which building permits had been issued prior to the adoption of the Basic Service Maps, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Andrew S. Poffel, appeared and testified and was represented by Counsel. Testifying on behalf of the Petitioner were George E. Gavrelis, an expert planner, and Wes Guckert, a traffic engineer. There were no Protestants.

Testimony indicated that the subject property, zoned M.L.-I.M. and located on Beaver Dam Road, was approved by the CRG in April, 1985 for the development of two office buildings. Permits for the office buildings were issued on March 25, 1986. Soon thereafter, the Basic Service Maps adopted by the Baltimore County Council went into effect, which approved the designation of the intersection of York and Padonia Roads as an "E" intersection. The impact of this designation was to deny the issuance of any building permits, pursuant to Section 500.1, Baltimore County Zoning Regulations (BCZR), or the approval of any subdivision after the effective date of the adoption of the Basic Service Maps. See Sections 4A02.3.G.1 and 4A02.3.G.4.A.6, BCZR. The BCZR provides the Zoning Commissioner with the authority to grant special variances from the restrictions imposed by Section 4A00.1, et al., BCZR.

In the instant matter, building permits had been issued prior to the "moratorium" established by the adoption of the Basic Service Maps, and thereby, were "grandfathered" against imposition of the moratorium. The issuance of a building permit, by definition, includes County authorization for the necessary reserve-capacity use certificate, and therefore, the sole issue here is the imposition of the traffic district standards to the impacted intersection. Section 4A02.3.G.6. The Petitioner, however, now wishes to substitute a hotel for one of the office buildings, a use permitted as of right in an M.L. Zone. Testimony and evidence presented by Mr. Guckert indicated that the substituted use would create 75 trips per peak hour, i.e., the evening, compared to 189 trips created by the supplanted office building. The Department of Traffic Engineering concurs.

The hotel would not be a full service hotel--no restaurant, bar, or cocktail lounge and no typical large amenities usually associated with a full service hotel--rather, it is aimed at those needing temporary extended living quarters.

The Petitioner seeks relief from Section 4A02.3.G.1, pursuant to Section 4A02.4.F.1, BCZR.

It can be argued that, in this situation, a special variance is not needed inasmuch as the substitution of uses creates less traffic than the original use. Indeed, such argument is meritorious, and it is hereby so ruled. When a building permit has been issued prior to the imposition of a moratorium, any subsequent substitution of a permitted use which generates less traffic, presuming no other provisions of Section 4A00.1 are impacted, does not require a special variance.

Clearly, the intent of Section 4A02.4.F.1 is to require special variances for those proposed developments that are requested after the effective date of

the Basic Service Maps and not for those issued building permits prior to such date. The language of Section 4A02.4.F.1.A, B, F.2, and F.3, BCZR, must be read in its entirety and be given its clear meaning. However, even if such a special variance is needed, it is equally obvious that one should be granted.

The district standard used to determine the level of the intersection at York and Padonia Roads is not relevant to the proposed hotel in that the traffic generated by the hotel is much less than that originally projected by the office building for which permits were issued and grandfathered.

The Growth-Management provisions of the BCZR will not be violated by the granting of a special variance here, and the purposes of those provisions will be maintained.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested special variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of December, 1986, that the Petition for Special Variance to permit the construction of a hotel be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Zoning Commissioner of Baltimore County

DAFT-MCCLUNE-WALKER

200 East Pennsylvania Avenue  
Towson, Maryland 21204  
Telephone: 301-298-3333  
Land Planning Consultants  
Landscape Architects  
Engineers & Surveyors

### Description to Accompany Petition for Special Variance

4.944 Acre Parcel, Lot 1A, "Limestone Business Center", Southwest Side of Beaver Dam Road at Cockeysville Road, Eighth Election District, Baltimore County, Maryland.

Beginning for the same on the southwest side of Beaver Dam Road and at the end of the second of the two following courses and distances measured from the the point of intersection of the center line of said Beaver Dam Road with the center line of Cockeysville Road, (1) South 36 degrees 30 minutes 20 seconds East 151.11 feet and thence (2) South 53 degrees 29 minutes 40 seconds West 41.39 feet to the place of beginning thence running and binding on said southwest side of Beaver Dam Road two courses: (1) South 38 degrees 47 minutes 46 seconds East 159.92 feet, and (2) South 36 degrees 30 minutes 20 seconds East 88.87 feet, thence eleven courses: (3) South 53 degrees 39 minutes 18 seconds West 275.42 feet, (4) South 19 degrees 25 minutes 10 seconds East 46.50 feet, (5) South 67 degrees 47 minutes 18 seconds West 133.16 feet, (6) North 75 degrees 23 minutes 37 seconds West 214.25 feet, (7) North 51 degrees 21 minutes 09 seconds West 342.93 feet, (8) North 18 degrees 47 minutes 56 seconds West 15.10 feet, (9) North 75 degrees 22 minutes 35 seconds East 274.35 feet, (10) North 02 degrees 38 minutes 17 seconds East 139.96 feet, (11) South 87 degrees 21 minutes 43 seconds East 172.77 feet, (12)

South 04 degrees 40 minutes 42 seconds East 176.23 feet, and (13) North 53 degrees 39 minutes 16 seconds East 245.53 feet to the place of beginning.

Containing 4.944 acres of land, more or less.

NOTE: THIS DESCRIPTION IS NOT TO BE USED FOR CONVEYANCE.

September 25, 1986

Our Job Number 85018 (1D:L85018)



PETITION FOR ZONING VARIANCE  
8th Election District  
Case No. 87-229-A

LOCATION: West Side of Beaver Dam Road, 151 feet South of Cockeysville Road  
DATE AND TIME: Monday, December 8, 1986, at 11:00 a.m..  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

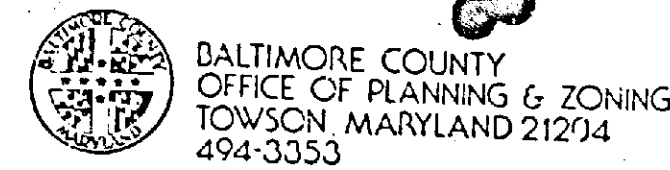
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance relating to transportation standards of intersections for a non-industrial development

Being the property of Beaver Springs Joint Venture, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

December 3, 1986

John B. Howard, Esquire  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE  
W/S Beaver Dam Rd., 151' S of Cockeysville Rd.  
8th Election District  
Beaver Springs Joint Venture - Petitioner  
Case No. 87-229-A

Dear Mr. Howard:

This is to advise you that \$80.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 025741

County, Maryland, and remit  
ing, Towson, Maryland

DATE 12/3/86 ACCOUNT 025741-000  
SIGN & POST TO BE RETURNED AMOUNT \$ 80.75  
R. Hoffman, Cook, Howard, Downes & Tracy,  
210 Allegheny Ave., Towson, Md. 21204  
RECEIVED FROM  
ADVERTISING & POSTING COSTS RE CASE 87-229-A  
FOR  
\$ 80.75 \*\*\*\*\*025741 0004F  
VALIDATION OR SIGNATURE OF CASHIER

John B. Howard, Esquire  
210 Allegheny Avenue  
Towson, Maryland 21204

October 31, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE  
W/S Beaver Dam Rd., 151' S of Cockeysville Rd.  
8th Election District  
Beaver Springs Joint Venture - Petitioner  
Case No. 87-229-A

TIME: 11:00 a.m.

DATE: Monday, December 8, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 026007

DATE 12/8/86 ACCOUNT 026007-000  
AMOUNT \$ 100.00  
RECEIVED FROM  
FOR  
\$ 100.00 \*\*\*\*\*026007 0004F  
VALIDATION OR SIGNATURE OF CASHIER

LAW OFFICES  
COOK, HOWARD, DOWNES & TRACY  
210 ALLEGHENY AVENUE  
P.O. BOX 5517  
TOWSON, MARYLAND 21204

HAND DELIVERY

December 10, 1986

JAMES H. COOK  
JOHN B. HOWARD  
DAVID S. DOWNES  
ROBERT A. TRACY  
JOHN M. EMMETT  
JOSEPH E. WICK  
HEARTY H. NICK  
HERBERT F. DOWNES  
THOMAS L. HUDSON  
C. GARY KELLEY

C. Richard Moore,  
Assistant Traffic Engineer  
Department of Traffic Engineering  
County Courts Building  
4th Floor  
Towson, Maryland 21204

Re: Beaver Springs Joint Venture - Petition for  
Special Variance

Dear Dick:

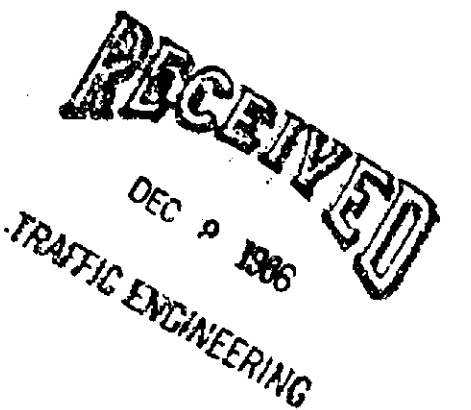
At Wes Guckert's request, I am enclosing a copy of his Trip Generation Study on the above referenced special variance.

Should you have any questions or require any additional information, please give me a call.

Yours truly,

Robert A. Hoffman

RAH:bw  
Enclosure  
cc: Andrew J. Poffel



RE: PLITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
W/S Beaver Dam Rd., 151' S of : OF BALTIMORE COUNTY  
Cockeysville Rd., 8th District :  
BEAVER SPRINGS JOINT VENTURE, : Case No. 87-229-A  
Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 12th day of November, 1986, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman  
Peter Max Zimmerman

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 8th Date of Posting: 11-12-86  
Posted for: Variance  
Petitioner: Beaver Springs Joint Venture  
Location of property: W/S of Beaver Dam Road, 151' S of Cockeysville Road  
Location of Signs: West side of Beaver Dam Road, approx. 1/2 mi. South of Cockeysville Road  
Remarks:  
Posted by: A. J. Poffel  
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 19, 1986  
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 19, 1986.

TOWSON TIMES,

Publisher

PETITION FOR ZONING VARIANCE  
8th Election District  
Case No. 87-229-A  
LOCATION: West Side of Beaver Dam Road, 151 feet South of Cockeysville Road  
DATE AND TIME: Monday, December 8, 1986, at 11:00 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
Petition for Zoning Variance relating to transportation standards of intersections for a non-industrial development  
Being the property of Beaver Springs Joint Venture, as shown on plat plan filed with the Zoning Office.  
In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
025741 0004F Nov 19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Arnold Jablon  
To: Zoning Commissioner  
Date: December 15, 1986  
FROM: C. Richard Moore, Deputy Director, Department of Traffic Engineering  
SUBJECT: BEAVER SPRINGS JOINT VENTURE  
Case No. 87-229-A

This office has reviewed the trip generation rates and totals for Beaver Springs property which are enclosed.

These trip rates equal or exceed the County's standards and are a good representation for trip generation.

If we can provide you with further information, please don't hesitate to contact us.

C. Richard Moore  
C. Richard Moore  
Deputy Director  
Department of Traffic Engineering

CRM:bza

Enclosure

cc - Mr. Robert A. Hoffman  
Law Offices  
Cook, Howard, Downes & Tracy  
210 Allegheny Avenue  
PO Box 5517  
Towson, Maryland 21204

THE TRAFFIC GROUP, INC.

Suite 220, Greenspring Station  
2360 W. Joppa Road  
Lutherville, Maryland 21093  
Telephone 301-583-8405

TRIP GENERATION RATES AND TOTALS

FOR  
BEAVER SPRINGS PROPERTY

DEVELOPMENT BASED UPON BUILDING PERMIT

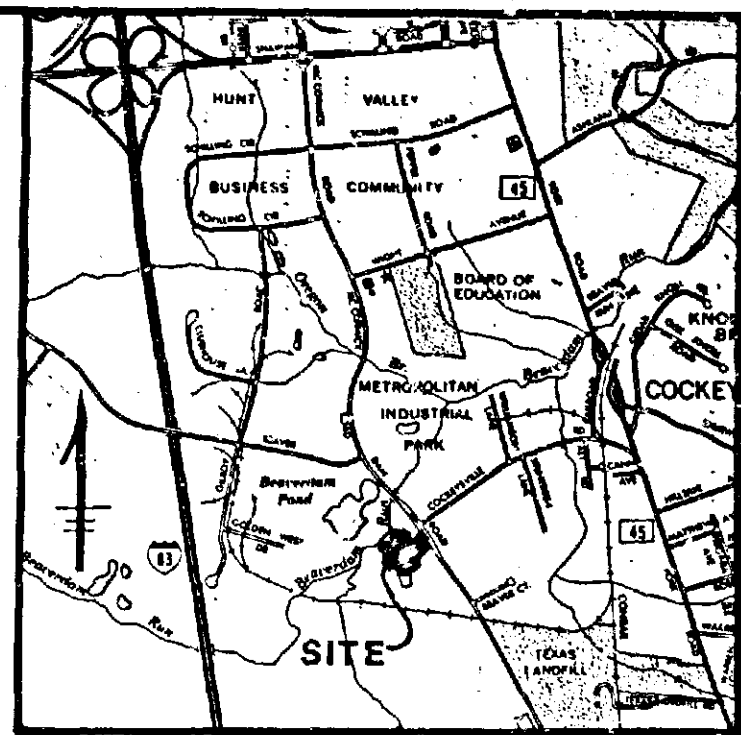
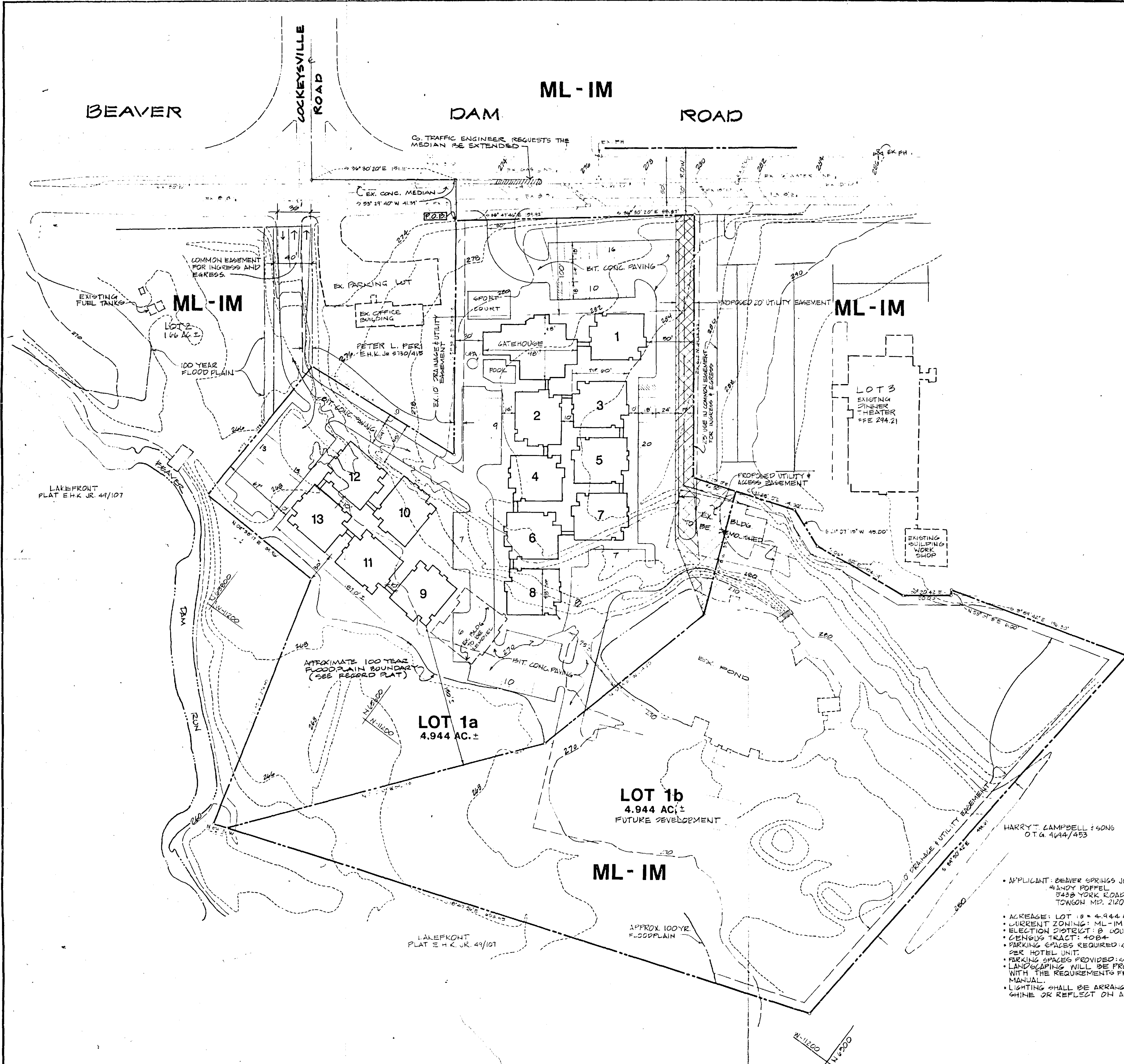
Building A - 67,092 GSF  
Building B - 53,892 GSF

	MORNING PEAK HOUR			EVENING PEAK HOUR		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Trips/1,000 sq. ft.	2.12	.37	2.49	.41	2.40	2.82
Trips/67,092 sq. ft.	142	25	167	28	161	189
Building A						
Trips/53,892 sq. ft.	112	20	132	22	129	151
Building B						
TOTAL	256	45	301	50	290	340
Daily Trip Totals	Building A - 17.7 x 67,092 = 1,188 Trips/Day Building B - 17.7 x 53,892 = 951 Trips/Day TOTAL 2,142 Trips/Day					

PROPOSED DEVELOPMENT

	MORNING PEAK HOUR			EVENING PEAK HOUR		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Trips/Room	.57	.28	.85	.36	.37	.73
Trips/104 Rooms	59	29	88	37	38	75
Daily Trip Totals	10.5 x 104 = 1,092 Trips/Day					

(Beaver - Disk L)



SCALE: 1" = 2000'

#### Residence Inn/Beaver Springs

##### Parking Computations:

###### A. Gatehouse Meeting Spaces

- |   |            |
|---|------------|
| 1. Hospitality Room<br>(444 S.F., 30 Seats, 1 Space/6 Seats)            | 5 Spaces   |
| 2. Banquet Room<br>(705 S.F., 47 Seats, 1 Space/6 Seats)                | 8 Spaces   |
| 3. Upper Level Conference Room<br>(454 S.F., 33 Seats, 1 Space/6 Seats) | 6 Spaces   |
| B. Rooms<br>(104 Guest Units, 1 Space/Unit)                             | 104 Spaces |
| C. Total Required Parking   | 123 Spaces |
| D. Parking Provided   | 137 Spaces |

##### Other Notes

The proposed use is a hotel as currently defined by BCR.

The Gatehouse is devoted to a series of lobby, management, housekeeping, mechanical, and guest convenience spaces. There is no restaurant, bar, or cocktail lounge. Each hotel unit includes its own complete kitchen. Food service in the Gatehouse is limited to self-service availability of coffee, milk, juices, cold cereals and pastries. Meeting spaces also are available and are limited to hotel guests. As such, the Gatehouse and its spaces are accessory to and a component of the hotel and are not focused on outside patronage.

PLAT & PLAN TO ACCOMPANY  
PETITION FOR SPECIAL  
VARIANCE



DAFT • McCune • WALKER INC.  
LAND PLANNING CONSULTANTS  
LANDSCAPE ARCHITECTS  
ENGINEERS  
200 E. PENNSYLVANIA AVE.  
TOWSON, MD. 21204  
TELEPHONE: (301) 296-3333

## BEAVER SPRINGS

### PRELIMINARY SITE PLAN THE RESIDENCE INN SCHEMATIC SITE PLAN



PRINTED

DEC 02 1986

DAFT-McCUNE-WALKER, INC.

SCALE:

1"=40'

JOB ORDER NO.

85018-A

ISSUE DATE

9-18-86

DATE	REVISIONS

SP-1

• APPLICANT: BEAVER SPRINGS JOINT VENTURE  
4640Y POPPEL  
5438 YORK ROAD  
TOWSON, MD. 21204

- ACREAGE: LOT 1a = 4.944 AC ±
- CURRENT ZONING: ML-IM
- ELECTION DISTRICT: 8 COUNCILMANIC DIST. 8
- CENSUS TRACT: 4084
- PARKING SPACES REQUIRED: SEE PARKING COMPUTATIONS
- PER HOTEL UNIT
- LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS FROM THE LANDSCAPE MANUAL
- LIGHTING SHALL BE ARRANGED SO AS NOT TO SHINE OR REFLECT ON ADJOINING PREMISES.



## BALTIMORE COUNTY OFFICE OF PLANNING &amp; ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
27th day of October, 1986.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner: Beaver Springs Joint Venture Received by: James E. Dyer  
Petitioner's Attorney: John B. Howard, Esquire Chairman, Zoning Plans Advisory Committee

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: November 24, 1986

Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 87-229-A

This office has reviewed the subject request for a special variance as set forth in Section 4A02 of the Baltimore County Zoning Regulations. The following information should be noted:

1. The intersection of York and Padonia Roads is currently rated at a level of service "E" on the Basic Services map.
2. The subject property was "grandfathered" for the development of offices.
3. The petitioner has changed his plans and proposes to construct a hotel, not offices.
4. The petitioner has been granted a waiver of CRG.
5. The petitioner has not applied for a traffic allocation; there are no trips available as the intersection of York and Padonia Roads is rated at this time.
6. On October 16, 1985, the Baltimore County Planning Board recommended revisions of the Basic Services maps to the County Council. On these recommended maps, the subject intersection is rated at a level of service "D"; anticipate County Council action within 2 months.

*Norman E. Gerber*  
Norman E. Gerber, AICP  
Director

NEG:JGH:sib

DPS-008

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 25, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

000

Chairman

MEMBERS

Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

John B. Howard, Esquire  
221 Allegheny Avenue  
Towson, Maryland 21204

RE: Item No. 136 - Case No. 87-229-A  
Petitioner: Beaver Springs Joint Venture  
Petition for Zoning Variance

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

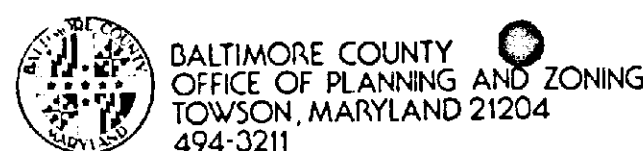
Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Daft, McCune & Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21204



NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

NOVEMBER 6, 1986

Re: Zoning Advisory Meeting of OCTOBER 7, 1986  
Item # 136  
Property Owner: BEAVER SPRINGS JOINT VENTURE  
Location: VENTURE

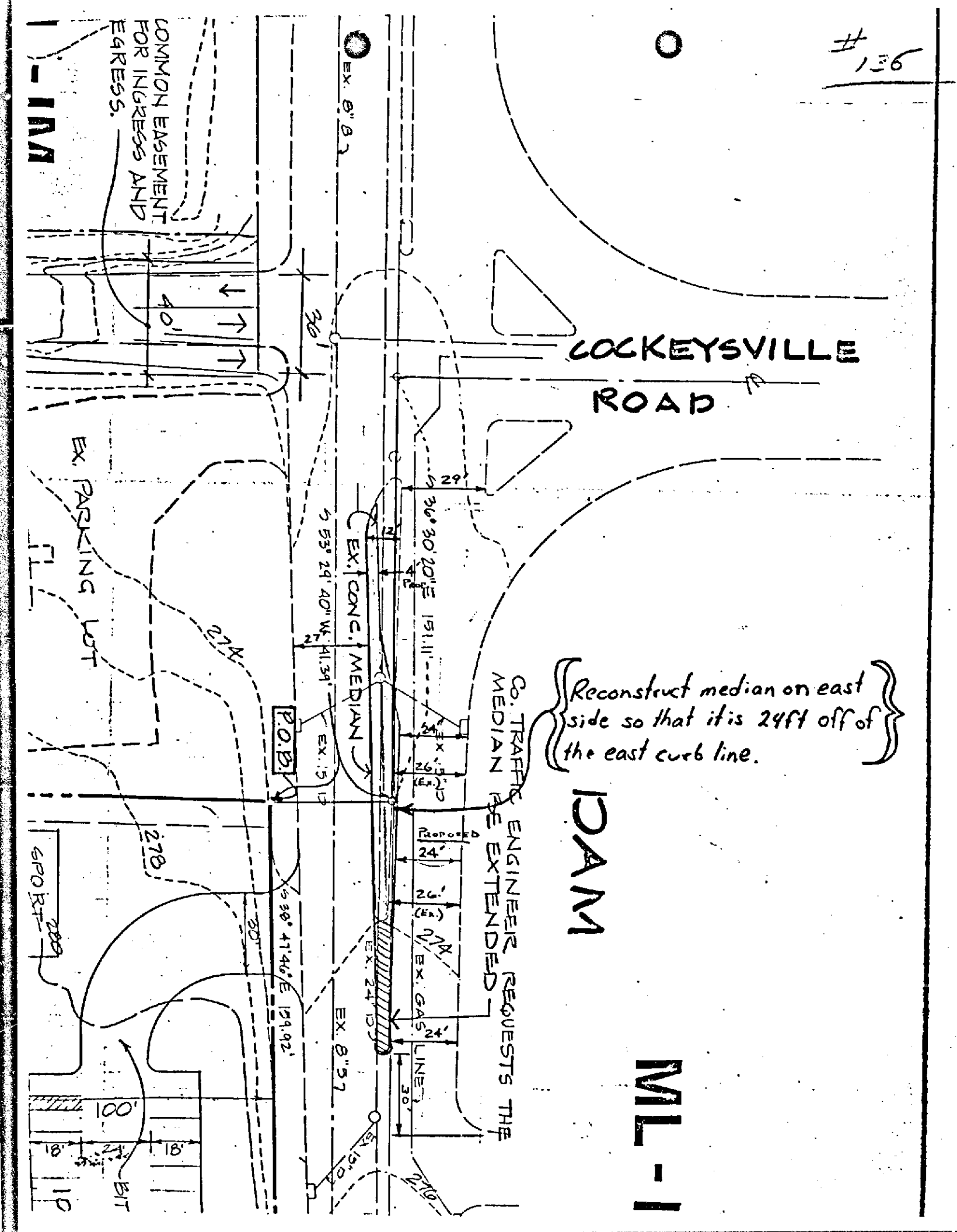
Dear Mr. Jablon: W/S BEAVER DAM RD. 151' S. COCKEYSVILLE RD.

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on
- ( ) Landscaping: Must comply with Baltimore County Landscape Manual.
- ( ) The property is located in a deficient service area as defined by B111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- (X) The property is located in a traffic area controlled by a "D" level intersection as defined by B111 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ( ) Additional comments:

cc: James Hoswell

David Fields, Acting Chief  
Current Planning and Development



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

October 24, 1986

Mr. Arnold Jablon:  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 136 -ZAC-  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Area:  
District:

Dear Mr. Jablon:

Attached is a sketch showing some recommended changes to the median on Beaver Dam Road; these changes will provide a left-turn storage lane for the site.

Very truly yours,  
*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY DEPARTMENT OF HEALTH

11-12-86  
Date

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 136, Zoning Advisory Committee Meeting of 10-7-86

Property Owner: Beaver Springs Joint Venture

Location: W/S Beaver Dam Rd. District 8

Water Supply metric Sewage Disposal metric

COMMENTS ARE AS FOLLOWS:

- (X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- (X) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

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- (X) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- ( ) Soil percolation tests (have been/must be) conducted.
- ( ) The results are valid until
- ( ) Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
- ( ) shall be valid until
- ( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- (X) If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.
- (X) Others

*Entire proposed development is located in primary  
hydraulic soil (Dunning). As per Water Quality  
Management Policy of this Bureau, such development  
would not be allowed unless it can be  
demonstrated that the wetland no longer functions  
as an integral component of Beaver Dam Rd.*

*Jan J. Forrest*  
Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

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# THE TRAFFIC GROUP, INC.

Suite 220, Greenspring Station  
2360 W. Joppa Road  
Lutherville, Maryland 21093  
Telephone 301-583-8405

## TRIP GENERATION RATES AND TOTALS

FOR

### BEAVER SPRINGS PROPERTY

## DEVELOPMENT BASED UPON BUILDING PERMIT

Building A - 67,092 GSF  
Building B - 53,892 GSF

	MORNING PEAK HOUR			EVENING PEAK HOUR		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Trips/1,000 sq. ft.	2.12	.37	2.49	.41	2.40	2.82
Trips/67,092 sq. ft. Building A	142	25	167	28	161	189
Trips/53,892 sq. ft. Building B	114	20	134	22	129	151
TOTAL	256	45	301	50	290	340
Daily Trip Totals - Building A - $17.7 \times 67,092 =$	1,188 Trips/Day					
Building B - $17.7 \times 53,892 =$	954 Trips/Day					
TOTAL	2,142 Trips/Day					

## PROPOSED DEVELOPMENT

104 Room Hotel

	MORNING PEAK HOUR			EVENING PEAK HOUR		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Trips/Room	.57	.28	.85	.36	.37	.73
Trips/104 Rooms	59	29	88	37	38	75
Daily Trip Totals - $10.5 \times 104 =$	1,092 Trips/Day					

(Beaver - Disk L)



## BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204

November 3, 1986

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #136 Zoning Advisory Committee Meeting are as follows:

Property Owner: Beaver Springs Joint Venture  
Location: W/S Beaver Dam Road, 151 feet S Cockeysville Road  
District: 8th.

### APPLICABLE ITEMS ARE CIRCLED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- The requested variance appears to conflict with Section(s) 500.1, 401, etc., of the Baltimore County Building Code.
- When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_, or to Mixed Uses \_\_\_\_\_. See Section 312 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- Comments: A meeting with the designers was held on 9/30/86. It was noted certain problems existed with the proposed design as to height/area, type of construction and distance separation of buildings, etc. Possible solutions were discussed and are recorded by memo from the architect. Nothing firm has been provided as to final design.
- These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 121 W. Chesapeake Avenue, Towson, Maryland 21204.

*Mark E. Burnham*  
C. E. Burnham, Chief  
Building Plans Review

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## BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500

October 21, 1986

PAUL H. REINCKE  
CHIEF

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson Maryland 21204

RE: Property Owner: Beaver Springs Joint Venture  
Location: W/S Beaver Dam Rd., 151 ft. S Cockeysville Rd.  
Item No.: 136 Zoning Agenda: Meeting of Oct. 7, 1986

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☐ 2. A second means of vehicle access is required for the site.
- ☐ 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Gate building & Building #11 shall have access roads for fire apparatus. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☐ 6. Site plans are approved, as drawn.
- ☐ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Carl J. Kelly* 10/24/86  
Planning Group  
Special Inspection Division

Noted and Approved: *John F. O'Neill*  
Fire Prevention Bureau

/mb